

PW Legal Description 2017-DEDICATION-0000091-001

A parcel of land conveyed to the City & County of Denver, described as Parcel 1 (6th Ave) in that Special Warranty Deed, recorded on the 7th of August 2014 by Reception Number 2014095292, in the City and County of Denver, Clerk & Recorder's Office.

A parcel of land being part of Block 2, East Broadway Terrace Second Filing, situated in the Northeast Quarter of Section 10, Township 4 South, Range 68 West, of the 6th Principal Meridian, City & County of Denver, State of Colorado and more particularly described as follows:

Beginning at the Northwest corner of said Block 2, said point lying on the South right-of-way of 6th Avenue; thence North 89°56'33" East, along said South right-of-way line, a distance of 271.10 feet to the Northwesterly corner of that parcel of land described in the document recorded at Reception No. R930072776 (Exhibit A-2) of the City and County of Denver Clerk and Recorder's Office; thence South 30°15'45" East, along the Southwesterly line of said parcel, a distance of 2.83 feet; thence South 89°58'33" West, parallel with and 2.45 feet South of, when measured perpendicular to, said South right-of-way line, a distance of 272.53 feet to the west line of said Block 2; thence North 00°01'03" East, along said West line, a distance of 2.45 feet to the Point of Beginning. Parcel 1 contains 666 sq. Ft. (0.015 ac) more or less.